

The Commonwealth of Massachusetts
City of Worcester
Office of the Treasurer
NOTICE OF PUBLIC AUCTION

To Whom It May Concern:

You are hereby notified that:

Under the provisions of Massachusetts General Laws Chapter 60 §77B, and by virtue of the power vested in me as Tax Title Custodian, it is my intention to sell at public auction on **Monday October 19, 2009 at 10:00 o'clock A.M.** in Worcester City Hall 3rd Floor, Levi Lincoln Chamber, the following described parcels, Titles to which have been foreclosed by a Decree from the Land Court and vested in the City of Worcester:

PARCEL 1 FTT #4931 – [47 WESTMINSTER ST](#)
About 5,290 sq. ft. of land with buildings thereon located at 47 Westminster St. being designated on Assessor's Plan as Map 9, Block 2, and Lot 13 and now or formerly owned by said George Atef R. Benjamin.
MINIMUM BID \$35,000.00

Sold subject to a demolition order recorded April 11, 2002 in the W.D.R.D. Book 26363 Page 263.

PARCEL 2 FTT #4932 – [6 WAVERLY ST](#)
About 5,022 sq. ft. of land located at 6 Waverly St. being designated on Assessor's Plan as Map 4, Block 26, and Lot 23 and now or formerly owned by said George Atef R. Benjamin.
MINIMUM BID \$35,000.00

All parcels are sold to the highest bidder "as is" with no guarantees for further construction and/or improvements to the parcels. The successful bidder(s) at said auction will be required to deposit a certified check in the amount of \$2,500.00 made payable to the City of Worcester. Final payment plus a deed recording fee of \$125.00 will be due no later than 30 days after the date of said auction. The successful bidder(s) shall also be required to sign, under penalties of perjury, a statement that neither they nor any other person, who would gain equity in the property, have any tax delinquencies.

Upon receipt of the full payment, the Tax Title Custodian shall execute, deliver, and record on behalf of the City of Worcester the deed necessary to transfer the title of the City to such property sold. The Tax Title Custodian may accept or reject any and all bids at said auction and may adjourn said auction if of the opinion that no sufficient bids are made.

For the complete list of Rules and Regulations for City of Worcester Public Auction of Foreclosed Tax Titles, please visit our website at www.ci.worcester.ma.us/trs

Thomas F. Zidelis
Tax Title Custodian

City of Worcester
Sale of Foreclosed Tax Title Properties
Regulations for Auction Sale

1. The properties being offered have been foreclosed by Decree from the Land Court. All properties will be sold “as is”. The City of Worcester (“City”), its Treasurer, employees, representative, and/or agents make NO REPRESENTATION AS TO ITS CONDITION FOR A STRUCTURE, OR THE SUITABILITY FOR A BUILDING FOR VACANT LAND, AND AS TO ALL PARCELS THE INSURABILITY OR MARKETABILITY OF ANY TITLE OTHER THAN THAT THE TITLE HAS BEEN FORECLOSED UPON BY THE COURT.
2. Any materials or documents concerning this auction prepared or furnished by the City or its employees are solely for informational purposes. No warranty or representation is made as to the accuracy or completeness of the information. Prospective purchasers should make their own investigations and draw their own conclusions.
3. The properties shall be conveyed subject to any environmental conditions, if any, including but not limited to hazardous waste conditions, which may or may not be in compliance with any applicable laws, policies or regulations.
4. The properties shall be conveyed subject to any person, if any, in actual occupancy. It will be the responsibility of the successful bidder and not the City to evict any former owner or any person upon the premises.
5. Any error, misstatement or omission in the description of the property shall not annul the sale, or be grounds for any abatement or compensation.
6. The Tax Title Custodian sets the minimum bid. The right is reserved to reject any and all bids.
7. The following person(s) shall not be qualified to be the successful bidder; (1) the prior owner of the property or his/her agent, representative, assign or straw; (2) any person currently delinquent in paying his/her own personal taxes or other charges to the City of Worcester; (3) any person who failed to close on the purchase of a property at a previous Public Auction; and (4) any person who was the subject to a tax title foreclosure by the City.
8. Each bidder must exhibit a certified check in the amount of \$2,500.00 made payable to himself. Each high bidder must endorse the certified check to the Order of the City of Worcester and deposit that amount as payment (either in full or partial) for the parcel purchased. Failure to complete the transaction will result in forfeiture of said deposit to the City of Worcester.
9. The successful bidder will be required to execute a Disclosure Statement as required by M.G.L. C.7, §40J, a Memorandum of Sale, and a Certificate of Compliance pursuant to M.G.L. C.60 §77B
10. The requirements of M.G.L. C.44, §63A must be fully complied with regarding pro forma tax (sale price times the current tax rate).
11. The balance of the contract sale amount, plus a deed recording fee of \$125.00 must be paid by **certified or teller’s check** within thirty days of the auction sale.
12. The right to keep such deposit shall belong to the City if Condition No. 11 is not fulfilled.

City of Worcester
Foreclosed Tax Title Auction
October 19, 2009

Property Location	Decree Dated	Decree Recorded	Minimum Bid	Sold Subject to FY10 Pro Forma Taxes
FTT #4931 – 47 WESTMINSTER ST ⁽¹⁾ About 5,290 sq. ft. of land with buildings thereon located at 47 Westminster St. being designated on Assessor's Plan as Map 9, Block 2, and Lot 13 and now or formerly owned by said George Atef R. Benyamin.	9/21/09	9/28/09	\$35,000.00	\$327.66 ⁽²⁾
FTT #4932 – 6 WAVERLY ST About 5,022 sq. ft. of land located at 6 Waverly St. being designated on Assessor's Plan as Map 4, Block 26, and Lot 23 and now or formerly owned by said George Atef R. Benyamin.	9/21/09	9/28/09	\$35,000.00	\$327.66 ⁽²⁾
⁽¹⁾ Property is being conveyed subject to a demolition order recorded April 11, 2002 in W.D.R.D. Book 26363 Page 263.				
⁽²⁾ Pro Forma Tax listed is Calculated on the Minimum Bid - Actual Pro Forma will be calculated on Final Sale Price				